

**STAFF REPORT 06-09-2021 MEETING**

**PREPARED BY: G. LANDSBERG**

**APPLICATION NUMBER: 21-7292, 21-7293, 21-7294**

**ADDRESS: 2019 DALZELLE, 2075-2087 VERMONT**

**HISTORIC DISTRICT: CORKTOWN**

**APPLICANT: NICOLE RITTENOUR/PUSH DESIGN, LLC**

**OWNER: CORKTOWN HISTORIC DEVELOPMENTS, LLC**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 04-22-2021**

**DATE OF STAFF SITE VISIT: 05-26-2021**

**SCOPE: ERECTION OF SIX (6) ATTACHED TOWNHOUSES AT REAR OF EXISTING PARCELS**

### **EXISTING CONDITIONS**

The project site combines the rear yards of three existing historic homes (2081/2087 Vermont, 2019 Dalzelle) and one vacant lot (2075 Vermont). The vicinity of the project area was far denser through much of the historic period, and until the last decade the site hosted a frame 4-unit multi-family building fronting on Dalzelle. The three historic wood-framed homes sharing the subject parcels are currently undergoing rehabilitation, previously approved by this Commission in February 2019.



*View of existing conditions at 2019 Dalzelle, view towards the south from Dalzelle at alley. Staff photo, May 26, 2021.*

The applicant, in their submission packet, has provided a comprehensive history of the site with reference to a series of Sanborn maps. It is not clear when the former multi-family structure was taken down, but it appears to be well before the current owner acquired the property and may have been demolished by the city. Staff could not locate an HDC approval for this action, but is not able to access our paper files.

The site's current condition has some areas of surviving lawn but is otherwise vacant and in use as a staging area for the nearby renovation work. There is a temporary construction fence at the side and alley lot lines.





*View of exiting historic houses from Vermont. Note Michigan Central Terminal rising beyond. Staff photo, May 26, 2021.*



*View of alley looking north towards Dalzelle, project site to right. Staff photo, May 26, 2021.*



## PROJECT DESCRIPTION

Per the submitted drawings and narrative, the applicant is proposing to erect a new multi-family townhouse development with integrated garages, in a contemporary design, as such:

The proposed 10,185 SF building has a footprint of approximately 3400 SF and extends from the Dalzelle elevation south along the alley behind all three historic houses. The new six (6) new 2-bedroom townhouses, which are intended to form a “residential court” in combination with the houses fronting Vermont, are three (3) stories (33’) in height to the parapet, with garage parking for one auto on the lower level.

The design features brick masonry (Bowerston Blush Buff Smooth juxtaposed with vertical accent brick bands) and cementitious siding (smooth Hardi Artisan 6” lap siding with mitered corners). The building has a flat roof divided into roof decks for each unit, each featuring bar stock railings. Doors include solid wood swing entry doors with sidelights and aluminum garage doors. Windows are proposed to be Marvin fiberglass casement, sliding, and fixed windows.

The current vacant lot at 2075 Vermont is proposed to be landscaped as a community space, with a fire pit, yard space, and garden beds.



3D VIEW FROM CORNER OF VERMONT & DALZELLE (LOOKING SOUTHWEST)

## STAFF OBSERVATIONS AND RESEARCH

- The Corktown Historic District was established in 1984.
- As a guide to new construction, the [Elements of Design](#) for this district does offer the following (excerpted) relevant points:
  - **Element 1, Height:** *Most residential buildings in the district range from one (1) story to two and one half (2½) stories tall*
  - **Element 2, Proportion of buildings' front facades:** *Proportion varies in the district, depending on the age, style and type of building*
  - **Element 3, Proportion of openings within the facades:** *Window openings are usually taller than wide, but there are also square openings and transom window openings which are wider than tall. Window openings are almost always subdivided...*
  - **Element 4, Rhythm of solids to voids in front facades:** *...post-1880s Queen Anne style buildings exhibit a greater freedom, with their bay windows and combinations of windows in gables...*
  - **Element 5, Rhythm of spacing of buildings on streets:** *The original pattern of spacing of buildings on streets was that of houses placed very close together.*
  - **Element 6, Rhythm of entrance and/or porch projections:** *Most houses in the district have projecting front porches, usually on one (1) side of the front façade and sometimes wrapping around to the side...some Victorian houses have a secondary porch on the side*
  - **Element 7, Relationship of materials:** *The great majority of buildings in the district are wood frame structures originally clad in clapboard with wooden skirting or brick foundations...There are some brick residential buildings in the district, the majority of these being duplexes and multi-unit dwellings*
  - **Element 8, Relationship of textures:** *...Detailed brickwork on brick buildings contributes to textural interest when it exists*
  - **Element 9, Relationship of colors:** *Paint colors in the district generally relate to style*
  - **Element 10, Relationship of architectural details:** *These generally relate to style...In general, Corktown is rich in its diversity and quality of architectural styles and detail.*
  - **Element 11, Relationship of roof shapes:** *Pitched roofs with frontal gables predominate in the district...commercial buildings generally have flat roofs.*
  - **Element 12, Walls of continuity:** *The major wall of continuity is created by the buildings...*
  - **Element 13, Relationship of significant landscape features and surface treatments:** *The typical treatment of individual properties is a shallow flat front lawn area in grass turf, subdivided by a concrete walk leading to the front entrance and sometimes a concrete walk leading to the side entrance.*
  - **Element 14, Relationship of open space to structures:** *Open space in the form of front yards to buildings is generally very shallow*
  - **Element 15, Scale of facades and façade elements:** *The majority of buildings in the district are small in scale...Façade elements...are moderate in scale. Details within these elements are generally small in scale.*
  - **Element 16, Directional expression of front elevations:** *Two-story Italianate and Greek Revival single-family residences are vertical in directional expression...two-story Queen Anne buildings are either neutral in directional expression or have vertically expressed front facades...*
  - **Element 17, Rhythm of building setbacks:** *Setbacks vary from area to area...although they are usually consistent within blocks. In general, buildings have very shallow front yards...Buildings on the north-south streets and corners are very close to the front lot lines.*
  - **Element 18, Relationship of lot coverage:** *Lot coverage ranges...the average residential coverage being approximately forty (40) percent.*
  - **Element 19, Degree of complexity within the façade:** *Early buildings are simple and straightforward. Queen Anne buildings are more complex in massing and detail but are not overly complex.*
  - **Element 20, Orientation, vistas, overviews:** *Garages are oriented toward the alleys...the general overview is that of small-scale mixed-use neighborhood...*



- **Element 21, Symmetric or asymmetric appearance:** *Most buildings in the district are asymmetrical in appearance, but result in balanced compositions.*
- **Element 22, General environmental character:** *The Corktown Historic District, with its narrow lots, shallow front yards, and small-scaled buildings, has a low-density, urban, mixed use character of a pre-automobile city...*
- The proposed dominant materials, including textured brick and modern facsimiles of historic siding, are grounded in the materials and expressions used on historic buildings in the district. The materials are combined in creative ways to yield a complex and articulated expression appropriate for the historic context.
- Although a flat-roofed single-family residential house is not common in Corktown, multi-family buildings often exhibit flat roofs.
- The project is near the outer limit of scale appropriate for the chosen site. While the proposal generally aligns with the height and massing of the corner house (i.e., the existing 2019 Dalzelle), it is far higher than the other two 1½ story structures sharing the site. However, due to the new building's clever siting at the rear alley, the smaller historic houses continue to dominate the view at the Vermont street elevation, while the considerable mass of the new structure is behind, and subservient to, the expression of the older buildings.
- The proposed townhouses are sited in a manner similar to the historic structure which once occupied the now vacant site, and are sensitively designed in quality, contextual materials of our own time. The proposed project restores some of the historically appropriate density which is a major characteristic of this district, according to both the designation report and the Elements of Design.

## ISSUES

- It is staff's opinion that the proposed new construction retains the historic character of the property and district, is aligned with the district's Elements of Design, and protects and preserves the integrity of the property and the surrounding district. The project also restores density appropriate to the historic context.

## RECOMMENDATION

### Section 21-2-78, Determinations of Historic District Commission

The proposed new construction infills the location of a former multi-family dwelling with a structure built for the same purpose, compatible with the massing, size, scale and architectural features of its environment, and which does not destroy historic materials that characterize the property. The design includes several features to add complexity and visual interest consistent with its historic context, and is compliant with the district's Elements of Design.

Staff therefore recommends that the proposal should qualify for a Certificate of Appropriateness, as it meets the Secretary of the Interior's Standards and the Corktown Historic District's Elements of Design.

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Date: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS: \_\_\_\_\_ AKA: \_\_\_\_\_

HISTORIC DISTRICT: \_\_\_\_\_

SCOPE OF WORK:  Windows/Doors  Roof/Gutters/Chimney  Porch/Deck  Landscape/Fence/Tree/Park  General Rehab  
(Check ALL that apply)  New Construction  Demolition  Addition  Other: \_\_\_\_\_

## APPLICANT IDENTIFICATION

Property Owner/Homeowner  Contractor  Tenant or Business Occupant  Architect/Engineer/Consultant

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

Based on the scope of work, additional documentation may be required.

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**



# P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

## PROPERTY INFORMATION

Address: \_\_\_\_\_ Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_

AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Current Legal Use of Property: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Are there any existing buildings or structures on this parcel?  Yes  No

## PROJECT INFORMATION

**Permit Type:**  New  Alteration  Addition  Demolition  Correct Violations

Foundation Only  Change of Use  Temporary Use  Other: \_\_\_\_\_

Revision to Original Permit #: \_\_\_\_\_ (Original permit has been issued and is active)

**Description of Work** (Describe in detail proposed work and use of property, attach work list)

MBC use change  No MBC use change

**Included Improvements** (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

### Structure Type

New Building  Existing Structure  Tenant Space  Garage/Accessory Building

Other: \_\_\_\_\_ Size of Structure to be Demolished (LxWxH) \_\_\_\_\_ cubic ft.

Construction involves changes to the floor plan?  Yes  No

(e.g. interior demolition or construction to new walls)

Use Group: \_\_\_\_\_ Type of Construction (per current MI Bldg Code Table 601) \_\_\_\_\_

**Estimated Cost of Construction** \$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: \_\_\_\_\_  Office-Gross Floor Area \_\_\_\_\_  Industrial-Gross Floor Area \_\_\_\_\_

Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area \_\_\_\_\_  Other-Gross Floor Area \_\_\_\_\_

Proposed No. of Employees: \_\_\_\_\_ List materials to be stored in the building: \_\_\_\_\_

**PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.** (Building Permit Application Continues on Next Page)

### For Building Department Use Only

Intake By: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld?  No

Permit Description: \_\_\_\_\_

Permit #: \_\_\_\_\_ Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Lots Combined?  Yes  No (attach zoning clearance)

**Revised Cost** (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_



**IDENTIFICATION** (All Fields Required)

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor**  Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**  Architect/Engineer/Consultant is Permit Applicant

Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Homeowner)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Permit Applicant)

Driver's License #: \_\_\_\_\_ Expiration: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.**

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.





# DALZELLE COURT

HISTORIC DISTRICT COMMISSION



3D STREETVIEW





1884 & 1887 DETROIT SANBORN MAPS

- 49 DALZELLE ST- SINGLE-STORY DWELLING W/ SHINGLE ROOF
- 309 13TH ST - TWO-STORY DWELLING W/ SHINGLE ROOF
- 307- 297 13TH ST - SINGLE-STORY DWELLINGS W/ SHINGLE ROOFS & OUTBUILDINGS AT REAR



1938 DETROIT SANBORN MAP (WITH 1950 UPDATES)

- 2021-2019 DALZELLE ST - TWO-STORY FLAT-ROOFED FRAMED BUILDING W/ CENTER MASONRY WALL & TWO-STORY REAR PORCHES
- 2099 VERMONT ST - TWO-STORY DWELLING W/ SHINGLE ROOF
- 2075-2087 VERMONT ST - SINGLE-STORY DWELLINGS W/ SHINGLE ROOFS & OUTBUILDINGS AT REAR





DALZELLE

ALLEY

May 2019

MAY 2019



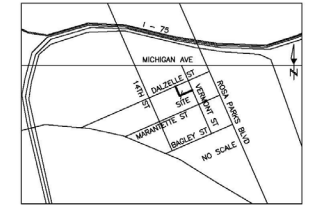
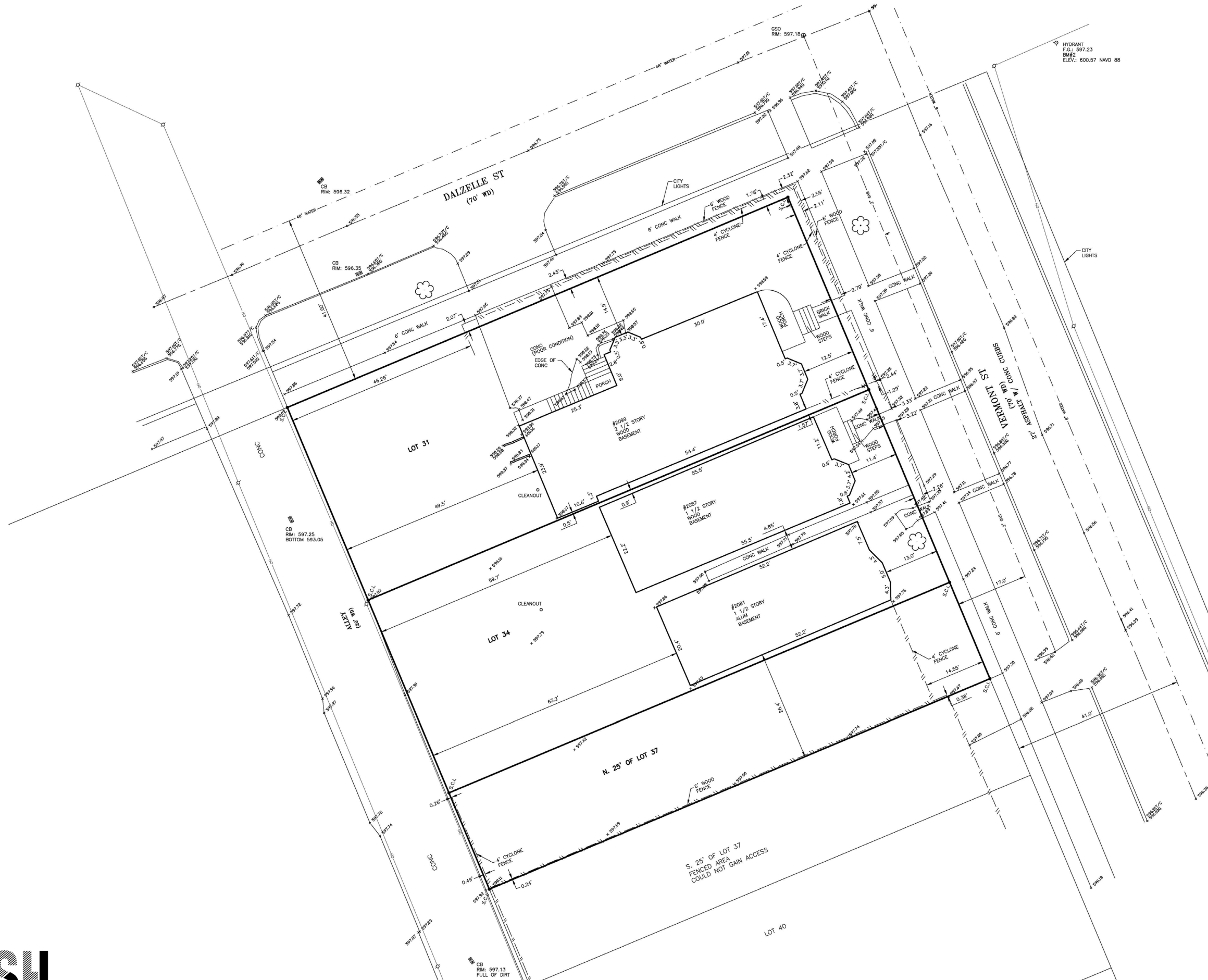
DALZELLE

ALLEY

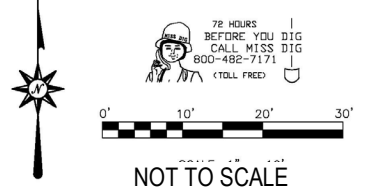
PREVIOUS 4 UNIT  
APARTMENT BUILDING  
ON SITE

JUNE 2013

SITE SURVEY



LOCATION MAP  
NO SCALE



NOT TO SCALE

**LEGAL DESCRIPTION**

LOTS 31, 34 AND THE NORTH 25 FEET OF LOT 37, SUBDIVISION OF PART OF OUT LOT NO. 1 OF LAFERTY FARM, AS RECORDED IN LIBER 1 OF PLATS, PAGE 193, WAYNE COUNTY RECORDS.

**FLOODPLAIN**

SUBJECT PROPERTY LIES IN FLOOD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.  
MAP NUMBER: 26163C02B0E  
EFFECTIVE DATE: 02/02/2012

**UTILITY NOTE**

UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**LEGEND**

GAS MAIN	---	STORM MANHOLE	⊕
WATERMAIN	---	STORM CATCH BASIN	⊕
STORM SEWER	---	SANITARY MANHOLE	⊕
SANITARY SEWER	---	GATE VALVE & WELL	⊕
OVERHEAD WIRES	---	DET. EDISON MANHOLE	⊕
1" WATER SERVICE	---	WATER/GAS SHUT OFF	⊕
6" SANITARY LEAD	---	FIRE HYDRANT	⊕
FENCE	---	UTILITY POLE	⊕
PROP. ELEVATION	⊕	POLE OR POST	⊕
EX. SPOT ELEVATION	⊕	MALIBOX	⊕
RECORDED DISTANCE	M.	SIGN	⊕
MEASURED DISTANCE	M.	LIGHT	⊕
SET IRON	S.I.	DECIDUOUS TREE	⊕
FOUND IRON	F.I.	EVERGREEN TREE	⊕
FOUND CONC. MON.	F.C.M.	UTILITY PEDestal	⊕
POINT OF BEGINNING	P.O.B.	CULVERT	⊕
TOP OF PIPE	T/P	BENCHMARK	B.M.
TOP OF CURB	T/C	FINISHED FLOOR	F.F.
GUTTER	G.	FINISHED GRADE	F.G.
CLEAN OUT	C.O.	EXISTING	EX.
ENCROACHMENT	ENC.	FIELD MEASURE	F.M.
TO BE REMOVED	T.B.R.	INVERT ELEVATION	I.E.

FILE NO.: 3807-031	DWG. NO.: 3807-031
DESIGNED BY: XXX	SHEET No.
DRAWN BY: BGW	1-1
CHECKED BY: G.L.A.	
SCALE: 1" = 10'	

CLIENT: XX/XX/XX  
 PATRICK BEAL  
 CORKTOWN HISTORIC DEV  
 5151 LARAIN ST  
 DETROIT, MI 48208

8485 N. TERRITORIAL RD.  
 PLYMOUTH, MI 48170  
 PHONE: (734) 416-9850  
 FAX: (734) 416-9857  
 www.glsurveyor.com

**GLA**  
 SURVEYORS &  
 ENGINEERS

**TOPOGRAPHIC SURVEY**  
 2075-2081-2087 VERMONT AND 2019 DALZELLE  
 LOTS 31, 34, N. 25' OF LOT 37  
 PART OF OUTLOT NO. 1 LAFERTY FARM SUB  
 DETROIT, WAYNE COUNTY MICHIGAN 48216



04.22.2021  
 2019 DALZELLE

**HDC3**





LOOKING EAST



LOOKING NORTH

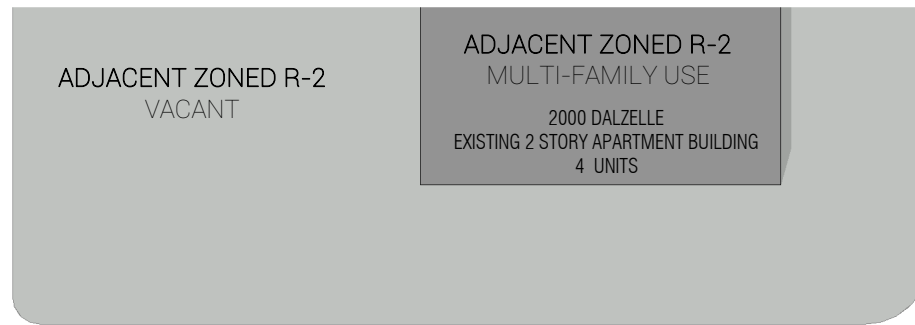
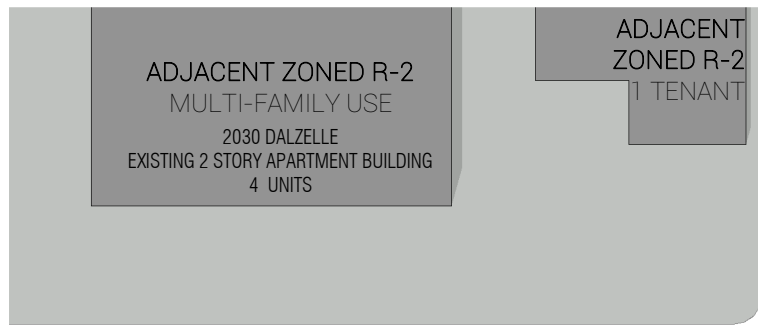


LOOKING WEST

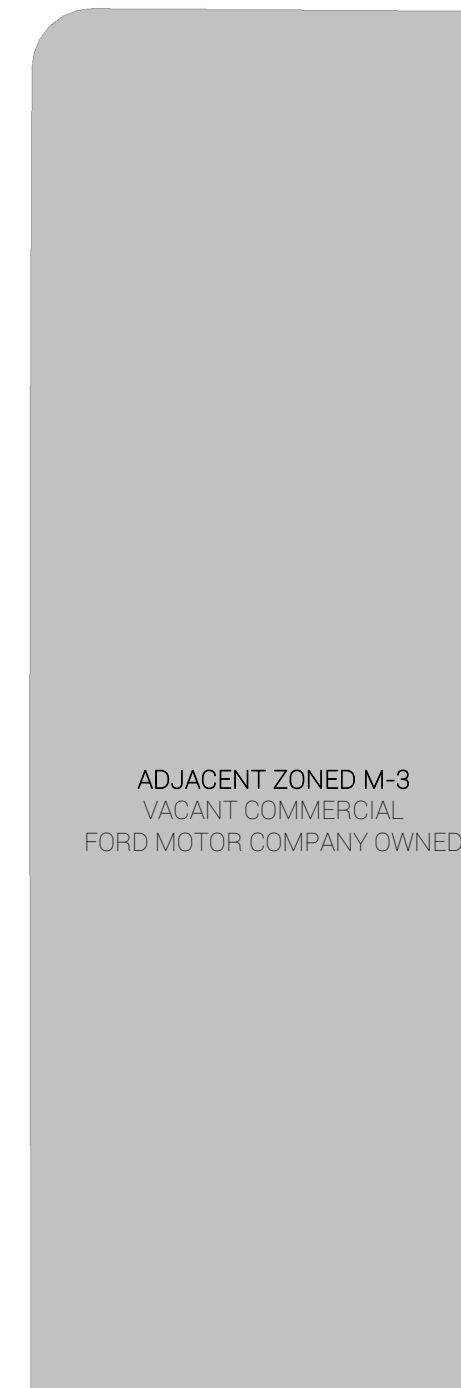
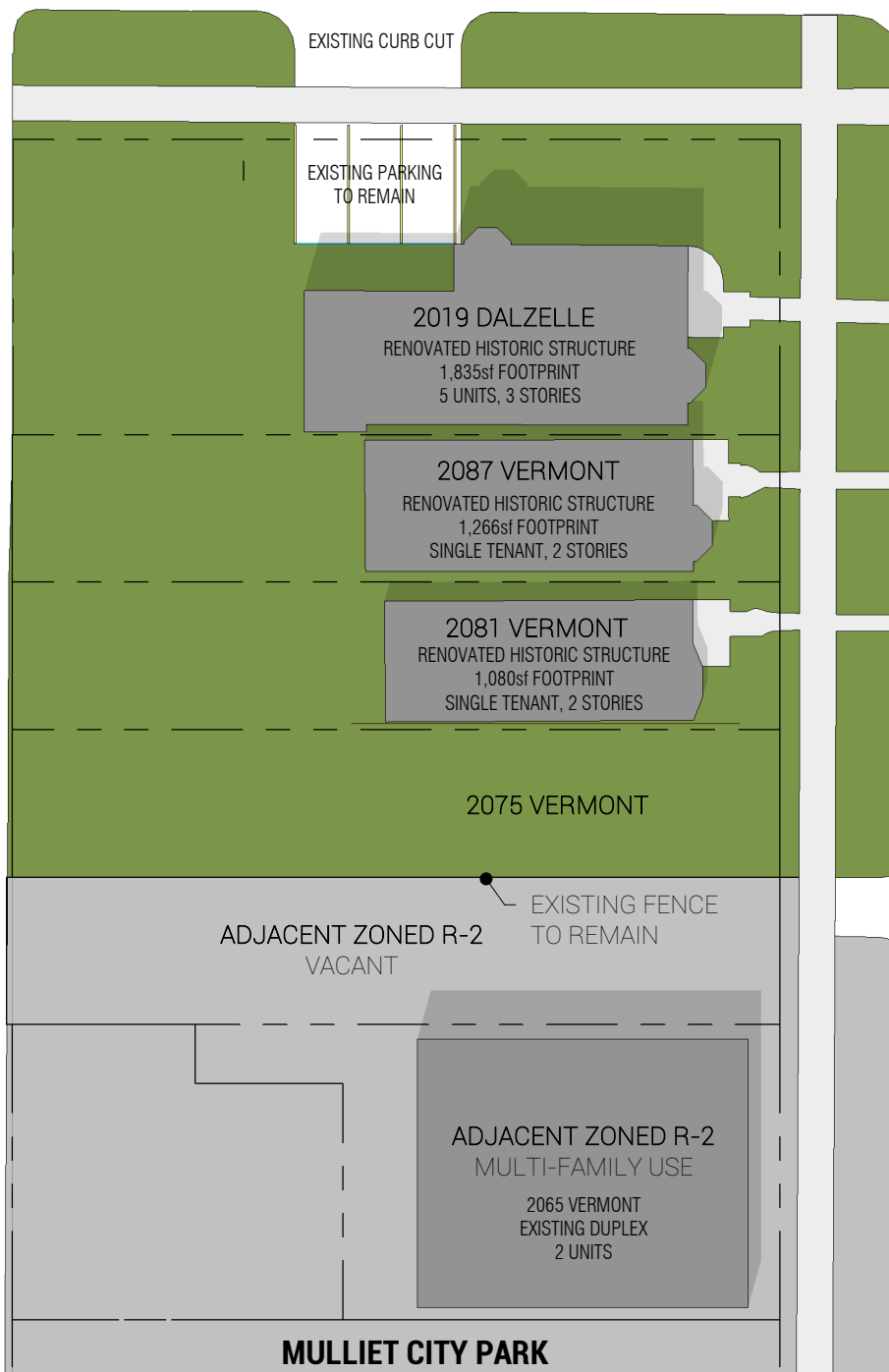
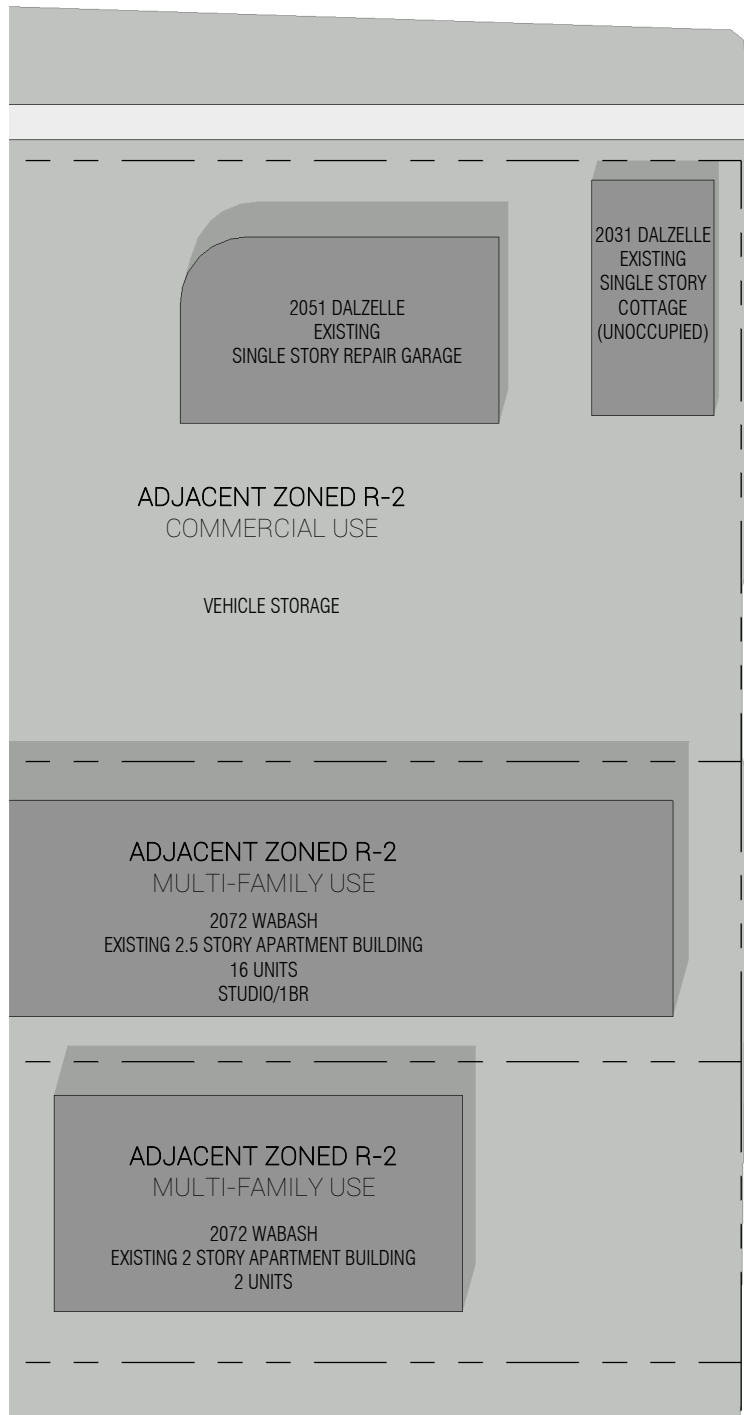


LOOKING SOUTH

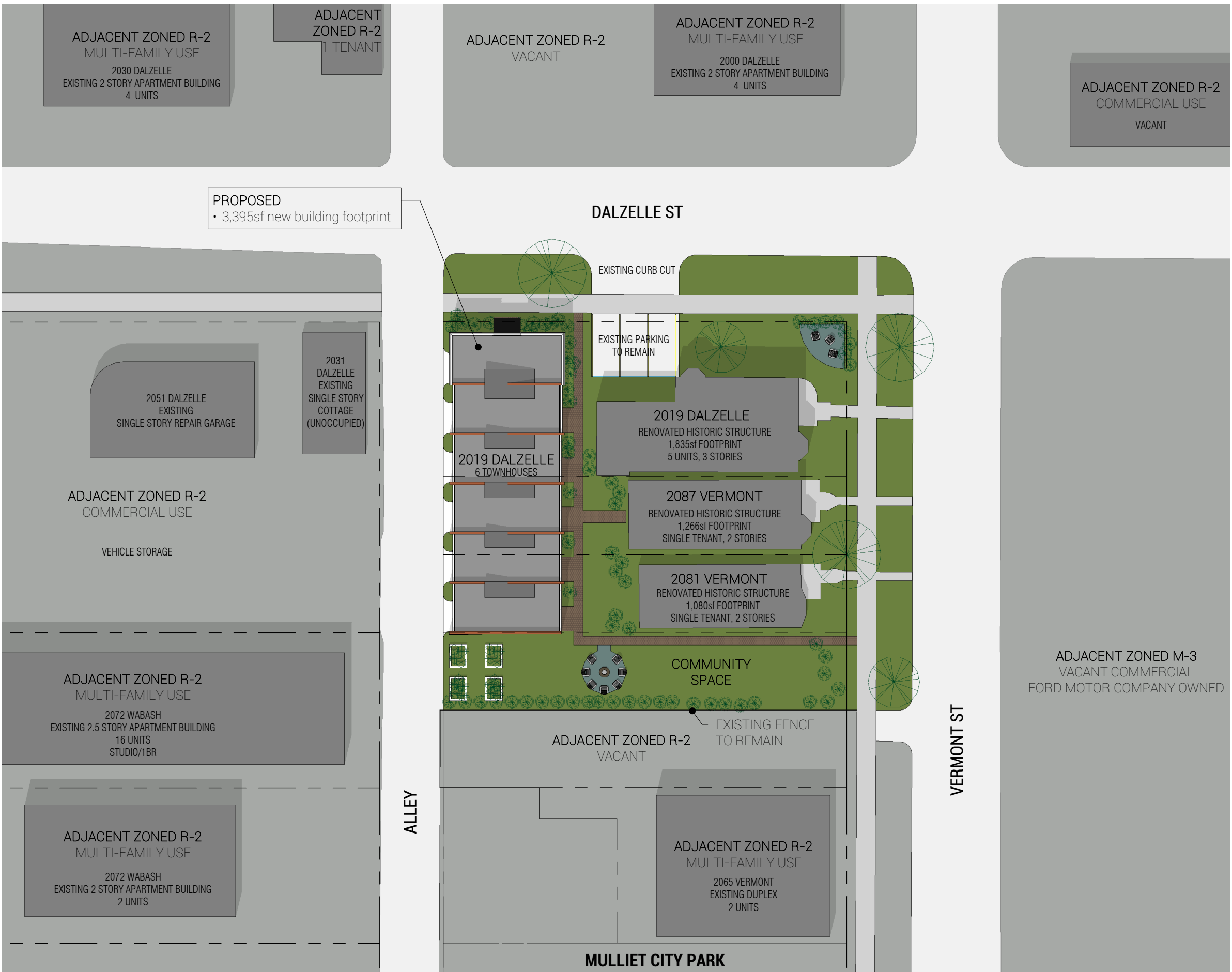




DALZELLE ST



EXISTING SITE PLAN



PROPOSED  
 • 3,395sf new building footprint

DALZELLE ST

EXISTING CURB CUT

EXISTING PARKING TO REMAIN

2019 DALZELLE  
 6 TOWNHOUSES

2019 DALZELLE  
 RENOVATED HISTORIC STRUCTURE  
 1,835sf FOOTPRINT  
 5 UNITS, 3 STORIES

2087 VERMONT  
 RENOVATED HISTORIC STRUCTURE  
 1,266sf FOOTPRINT  
 SINGLE TENANT, 2 STORIES

2081 VERMONT  
 RENOVATED HISTORIC STRUCTURE  
 1,080sf FOOTPRINT  
 SINGLE TENANT, 2 STORIES

COMMUNITY SPACE

ADJACENT ZONED R-2  
 VACANT

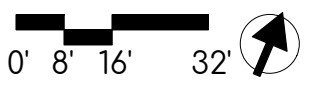
EXISTING FENCE TO REMAIN

ADJACENT ZONED R-2  
 MULTI-FAMILY USE  
 2065 VERMONT  
 EXISTING DUPLEX  
 2 UNITS

MULLIET CITY PARK

VERMONT ST

PROPOSED SITE PLAN



04.12.2021  
 2019 DALZELLE

HDC6



DALZELLE ST

### PROJECT SUMMARY

#### PROJECT NARRATIVE

Addition of 6 townhouses to the combined site to form a residential court. Existing buildings are residential and vary from 2 to 3 stories. New townhouses will be 3 stories in height with parking on lower level. Common amenities include a garden, grill area and fire pit gathering space.

#### PROPOSED SITE

- 16,250sf total combined parcel area
- 4,181sf existing building footprints
- 3,395sf new building footprint
- Lot Coverage 46%
- Floor Area Ratio (FAR): 1.01
- Recreational Space Ratio (RSR): 0.39 (6,430sf rec area / 16,460sf gross area)

#### PROPOSED NEW BUILDING

- 10,185sf total new building (3,395sf Footprint)
- 3 stories, 33' height to parapet
- 6 residential 2-bedroom townhouses

#### PARKING

- 1 Garage parking space per unit

#### COMMUNITY COURT

- Shared Gathering Fire Pit
- Shared Green Yard Space
- Community Garden Beds

EXISTING TREE TO REMAIN  
SHORT GRASSES & BUSHES THRU-OUT INTERIOR

EXISTING CURB CUT  
130'

ALIGN FRONT SETBACK

EXISTING PARKING TO REMAIN

EXISTING TREE TO REMAIN

37'

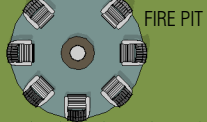
2019 DALZELLE  
6 TOWNHOUSES

2099 VERMONT  
5 APARTMENTS

2087 VERMONT  
3 BEDROOM RENTAL

2081 VERMONT  
2 BEDROOM RENTAL

BIKE STORAGE (LOWER LEVEL)



COMMUNITY YARD

COMMUNITY GARDEN

GRILL AREA

BRICK PAVER PATH, TYP

5FT TALL PRIVACY HEDGES

EXISTING FENCE TO REMAIN

97'

HDC8 W.

ALLEY

24'

20'



HDC8 E

VERMONT ST

EXISTING TREE TO REMAIN

125'



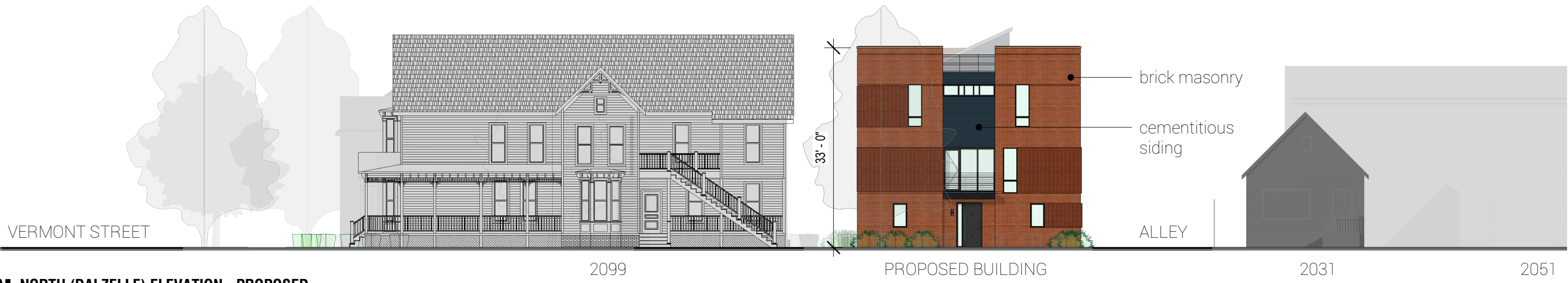
PROPOSED SITE PLAN



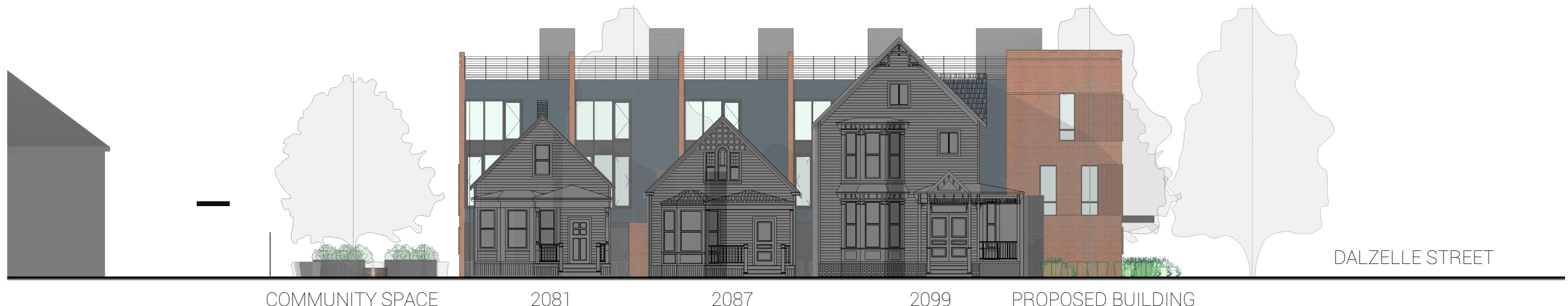
04.22.2021  
2019 DALZELLE

HDC7





**N NORTH (DALZELLE) ELEVATION - PROPOSED**  
1/16" = 1'-0"

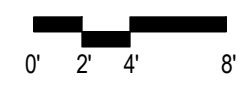


**E EAST (VERMONT) ELEVATION - PROPOSED**  
1/16" = 1'-0"



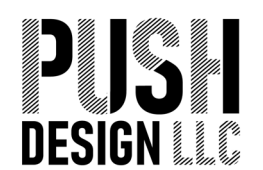
**W WEST ELEVATION - PROPOSED**  
1/16" = 1'-0"

PROPOSED ELEVATIONS



04.22.2021  
2019 DALZELLE

**HDC8**

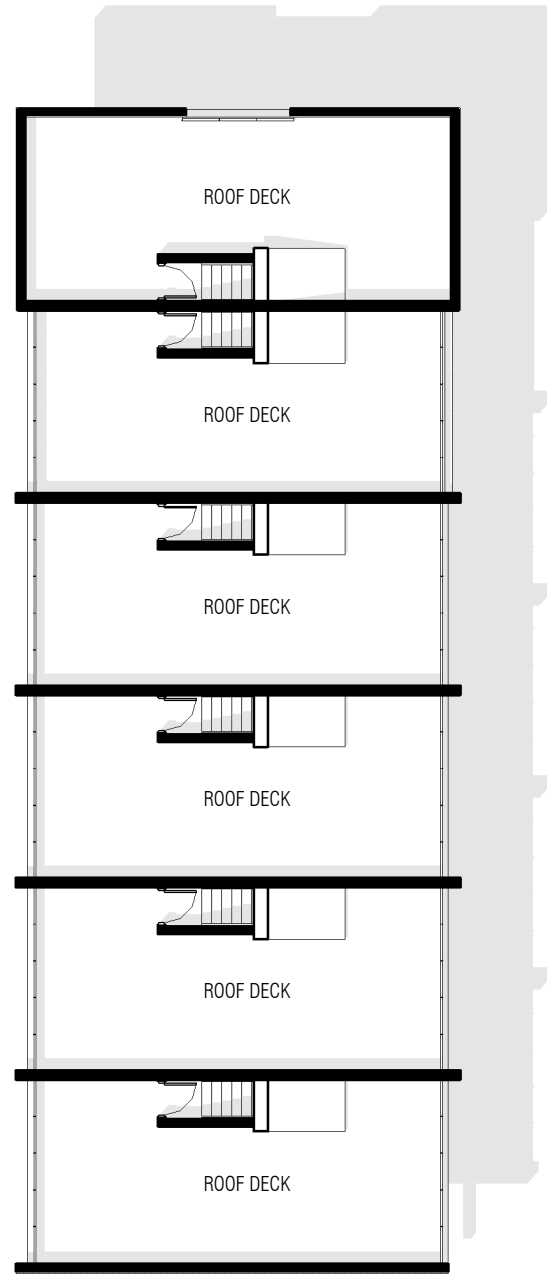




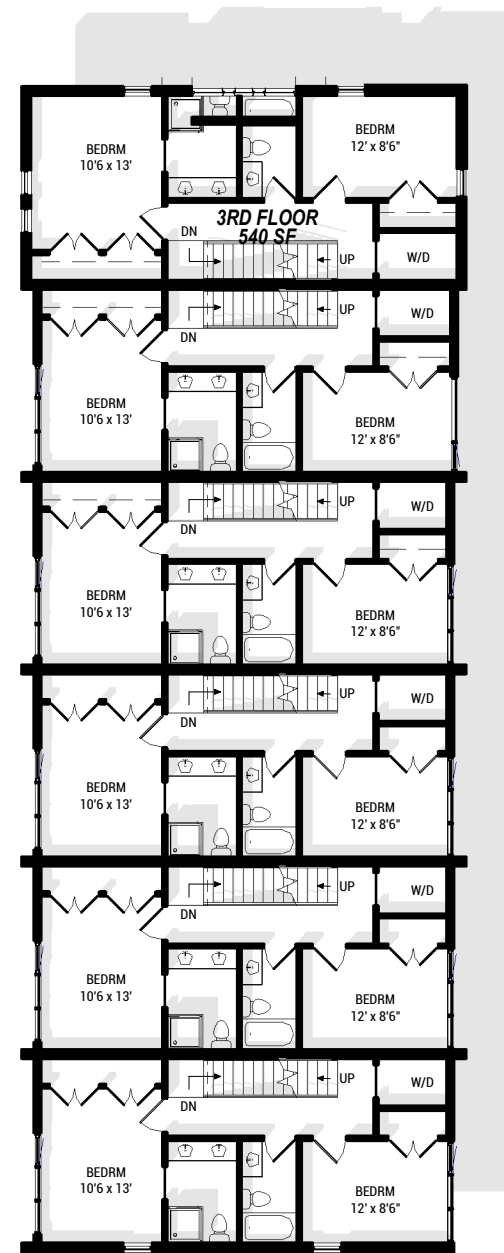
**S SOUTH ELEVATION - PROPOSED**  
1/16" = 1'-0"



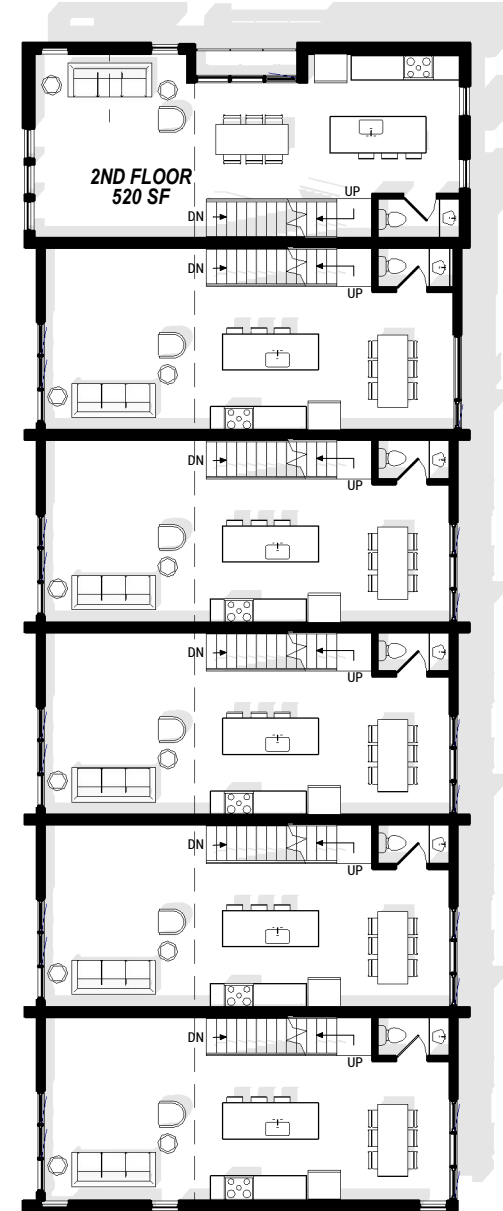
**E EAST (VERMONT) ELEVATION - PROPOSED INTERIOR**  
1/16" = 1'-0"



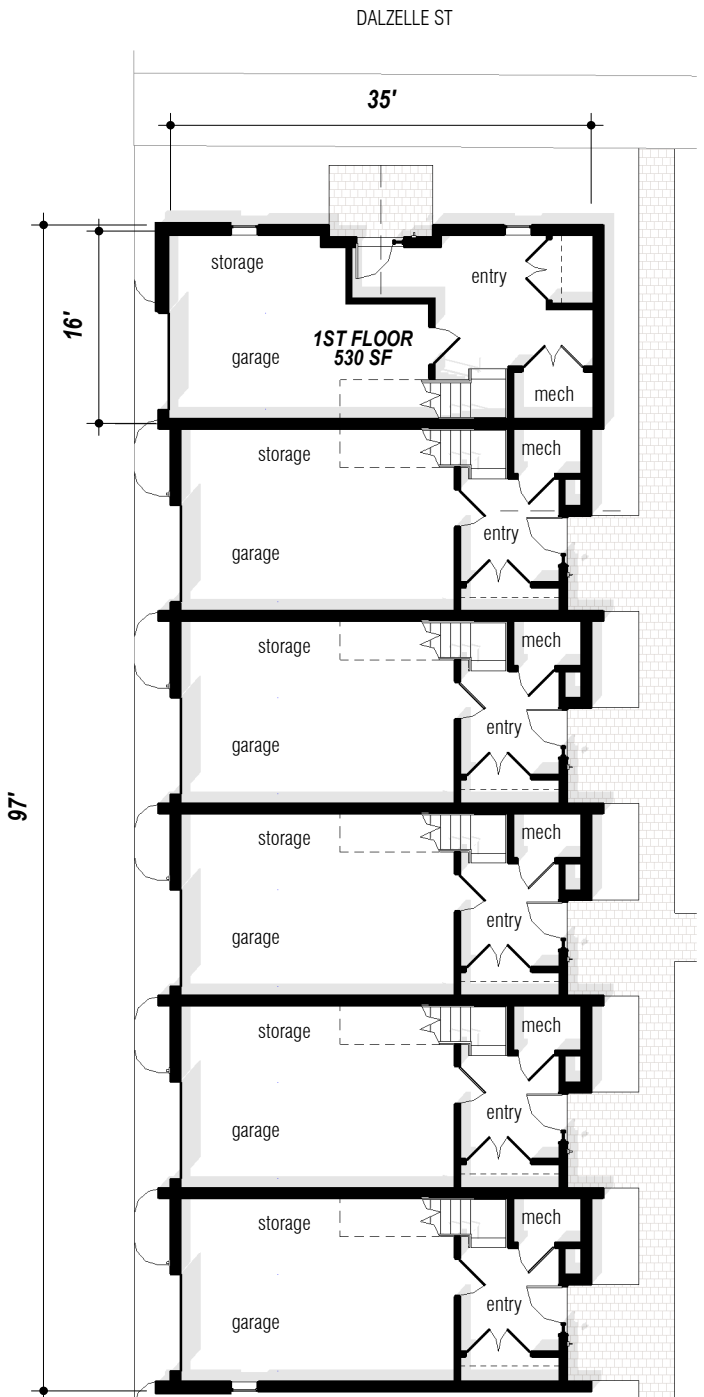
**4 PROPOSED ROOF PLAN**  
1/16" = 1'-0"



**3 PROPOSED 3RD FLOOR PLAN**  
1/16" = 1'-0"



**2 PROPOSED 2ND FLOOR PLAN**  
1/16" = 1'-0"



**1 PROPOSED 1ST FLOOR PLAN**  
1/16" = 1'-0"





AERIAL VIEW SHOWING PROPOSED CONSTRUCTION ↓





3D VIEW FROM CORNER OF VERMONT & DALZELLE (LOOKING SOUTHWEST)



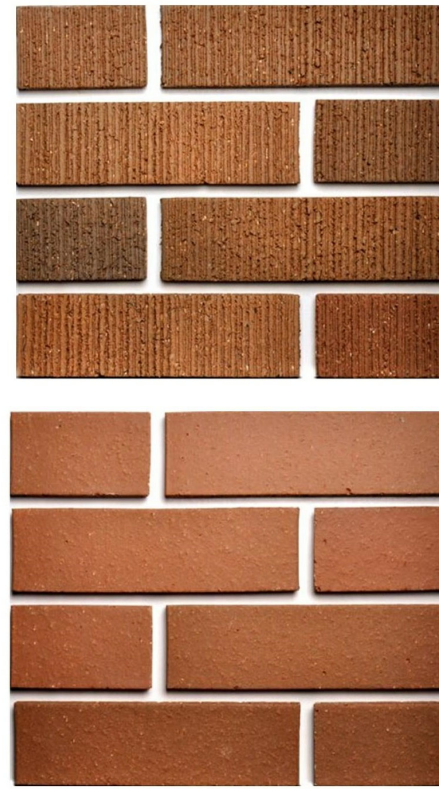


3D VIEW FROM CORNER OF WABASH & DALZELLE (LOOKING SOUTHEAST)





HARDI ARTISAN 6" LAP SIDING (SMOOTH) WITH MITERED CORNERS  
COLOR SHERWIN WILLIAMS NEEDLEPOINT NAVY  
SIDING



BOWERSTON BLUSH BUFF SMOOTH WITH  
FLASH VERTICAL ACCENT BANDS  
BRICK



@ ENTRY DOORS TECHLIGHTING - LYFT CLEAR SCONCE



@ GARAGES TECHLIGHTING - WINDFALL DOWNLIGHT SCONCE

EXTERIOR LIGHT FIXTURES



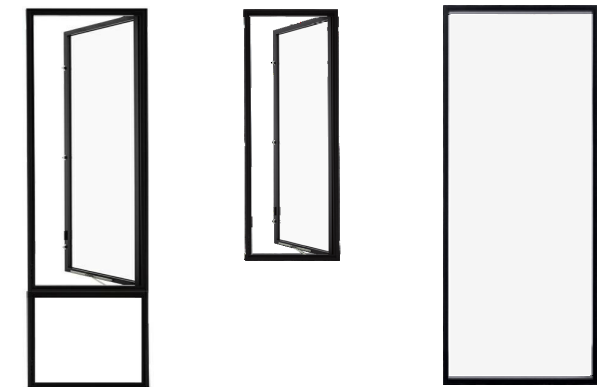
FLAT ALUMINUM BAR STOCK  
PAINTED BLACK

RAILINGS



CLOPAY RESIDENTIAL ALUMINUM GARAGE DOOR, MARVIN MODERN MULTI-SLIDE (3 PANEL & 2 PANEL)  
MARVING ULTIMATE SWING DOORS WITH GLASS, SOLID WOOD SWING ENTRY DOOR W/ SIDELITE

DOORS



MARVIN MODERN CASEMENT,  
SLIDING & FIXED WINDOW

WINDOWS



Modern, crisp lines and a slim profile combine in the handsome Windfall LED outdoor fixture. Indirect light bounces off the smooth, matte finish of the back plate to create a gentle glow for wayfinding in outdoor corridors and walkways.

### Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

### SPECIFICATIONS

DELIVERED LUMENS	183.6
WATTS	20
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall
CCT	3000K
CRI	80
COLOR BINNING	3-Step
BUG RATING	N/A
DARK SKY	Non-compliant
WET LISTED	IP65
GENERAL LISTING	ETL, ADA
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 hours
WARRANTY*	5 years
WEIGHT	5 lbs.



WINDFALL  
shown in black

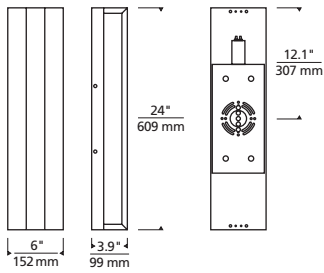


WINDFALL  
shown in silver

\* Visit [techlighting.com](http://techlighting.com) for specific warranty limitations and details.

### ORDERING INFORMATION

PRODUCT	FINISH	LAMP
7000WWD	B BLACK	LED LED 80CRI, 3000K, 120V
	I SILVER	LED277 LED 80CRI, 3000K, 277V



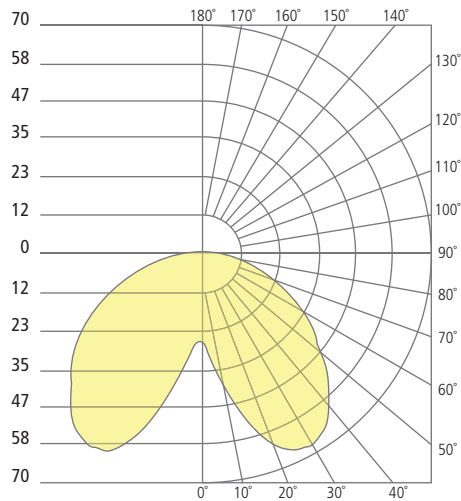
Windfall

## PHOTOMETRICS\*

\*For latest photometrics, please visit [www.techlighting.com/OUTDOOR](http://www.techlighting.com/OUTDOOR)

### WINDFALL

Total Lumen Output: 183.6  
 Total Power: 20  
 Luminaire Efficacy: 84  
 Color Temp: 3000K  
 CRI: 80  
 BUG Rating: N/A



## PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

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**TECH LIGHTING**

VISUAL COMFORT & Co.

7400 Linder Avenue, Skokie, Illinois 60077

T 847.410.4400





Combining modern geometric design with unique diffuser materials, the Lyft wall sconce features a clear acrylic diffuser that adds sparkle to the illuminated area with highly effective light distribution. Available in two size and three finishes.

### Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

### SPECIFICATIONS

DELIVERED LUMENS	215
WATTS	9.9
VOLTAGE	Universal 120V-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall
PERFORMANCE OPTIONS	In-Line Fuse / Surge Protector
CCT	2700K, 3000K or 4000K
CRI	80
COLOR BINNING	3 Step
BUG RATING	B0-U3-G1
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 Years
WEIGHT	5.2 lbs.

\* Visit [techlighting.com](http://techlighting.com) for specific warranty limitations and details.



LYFT 12  
shown with  
clear lens, bronze



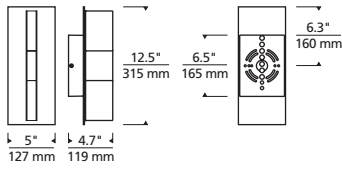
LYFT 12  
shown with  
clear lens, charcoal

### ORDERING INFORMATION

PRODUCT	CRI/CCT	LENGTH	LENS	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
700OWLYT	827	80 CRI, 2700K	12 12"	C CLEAR	UNV 120V-277V	S SYMMETRIC	NONE
	830	80 CRI, 3000K					LF IN-LINE FUSE
	840	80 CRI, 4000K					SP SURGE PROTECTION
				B BLACK Z BRONZE H CHARCOAL			LFSP IN-LINE FUSE & SURGE PROTECTION



# LYFT 12 CLEAR WALL SCONCE



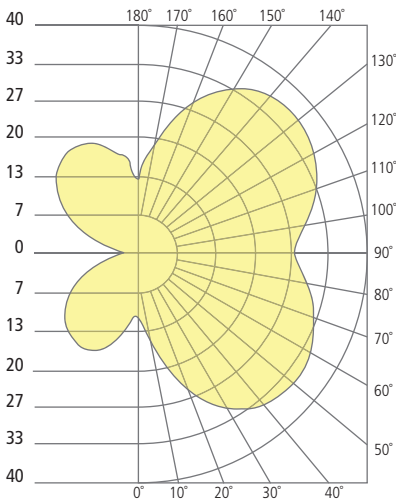
Lyft 12

## PHOTOMETRICS\*

\*For latest photometrics, please visit [www.techlighting.com/OUTDOOR](http://www.techlighting.com/OUTDOOR)

### LYFT 12 CLEAR

Total Lumen Output:	215
Total Power:	9.9
Luminaire Efficacy:	21.5
Color Temp:	3000K
CRI:	80
BUG Rating:	B0-U3-G1



## PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

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